



HUNTERS[®]
HERE TO GET *you* THERE

4 Oberon Avenue, Whitehall, Bristol, BS5 7UU

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£395,000

****Garden Studio, Garage & Long Sunny Garden with City Views!**** Occupying an elevated position within a peaceful cul-de-sac in BS5, this warm and welcoming home enjoys far-reaching city views and an abundance of charm and character throughout. A paved driveway to the front provides off-street parking and bike frames and sets the tone for what lies beyond. Inside, the property features beautiful wood flooring, stained glass details and a cosy log burner, creating a stylish yet inviting atmosphere. The ground floor offers a sociable open-plan living space that flows seamlessly out to the impressive rear garden. The long, sunny garden has been lovingly established with colourful flowers, vegetable beds and fruit trees, offering a wonderful outdoor retreat. To the rear sits a superb insulated garden studio, ideal as a home office, creative space, gym or guest accommodation, alongside the garage for additional storage. Upstairs, the home continues to impress with bright and airy bedrooms and a well-appointed family bathroom. A truly special home with versatile space, stunning views and a beautiful garden setting....early viewing is highly recommended.

- Huge Garden
- Versatile Garden Studio
- Garage & Driveway with Bike Locks
- City Views
- Open Plan Living
- Wood Flooring & Stained Glass
- Log Burner
- Full of Charm & Character
- 81 Square Meters
- BS5 Cul De Sac

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GROUND FLOOR

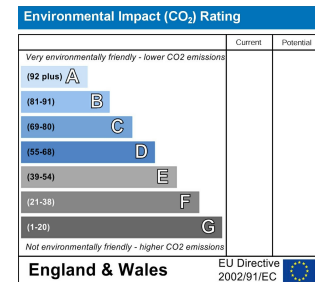
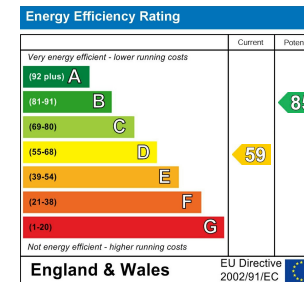


1ST FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Door

uPVC double glazed French doors opening into porch with original black and white tiled flooring and stained glass surround to wood door opening into....

Entrance Hall

Cupboard housing meters, stairs to first floor, under stairs storage, radiator and doors into...

Lounge

12'0" x 13'3" into bay

Double glazed bay window to front, radiator, exposed original wood flooring, archway opening into....

Dining Room

12'1" x 11'5"

Double glazed window to rear overlooking garden, chimney breast housing log burner, natural wall plaster with lime finish, tree trunk support feature and stained glass window borrowing light from the hall, opening into..

Kitchen

14'9" x 6'3"

Wall and base units with work surface over, sink and drainer, fitted oven and gas hob, cupboard housing combination boiler, space for washing machine, fridge freezer and slimline dishwasher, double glazed window to side and rear, door to garden, door back to hallway

Stairs

Leading to first floor landing with loft access and doors to...

Bedroom One

11'8" x 10'2"

Double glazed window to front, radiator

Bedroom Two

11'8" x 10'2"

Double glazed window to rear, radiator

Bedroom Three

8'3" x 7'8"

Double glazed window to front, radiator

Bathroom

Three piece suite comprising wc, wash hand basin, bath with shower over, part tiled walls, towel radiator, obscure glazed window to rear

Garden

Large South facing garden, very well established and cared for with lawn and flower beds with apple and quince trees, roses, jasmine and fruit bushes as well as space to grow vegetables. Path giving access to...

Garden Studio

Solid wood built studio with windows and double doors into a versatile space with power and light


Garage

Side door to garage with up and over door to rear. No car access but there is shared access to the back gate from the main road

Parking

Paved driveway to front of the property providing off street parking for two cars and steel cycle stands for bike locks

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









